

IN RE: PETITION FOR RESIDENTIAL	* BEFORE THE
ZONING VARIANCE	
N/S Garnet Road, 228 ft. +/- of	* ZONING COMMISSIONER
c/l of Avondale Road	
3306 Garnet Road	* OF BALTIMORE COUNTY
11th Election District	
6th Councilmanic District	* Case No. 95-368-A
Leonard J. Wasilewski, et ux	
Petitioners	*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Leonard J. Wasilewski and Norman E. Wasilewski, his wife, for that property known as 3306 Garnet Road in the Parkview subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to permit an existing shed to be located 1 ft. 10-1/2 inches from the side property line, in lieu of the minimum required 2.5 ft., as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

3/22/95  
 By M. Hoad

RECEIVED

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22<sup>nd</sup> day of May, 1995 that the Petition for a Zoning Variance from Section 400.1 of the BCZR to permit an existing shed to be located 1 ft. 10-1/2 inches from the side property line, in lieu of the minimum required 2.5 ft., be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING

Date

By

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

May 18, 1995

Mr. and Mrs. Leonard A. Wasilewski  
3306 Garnet Road  
Baltimore, Maryland 21234

RE: Petition for Administrative Zoning Variance  
Case No. 95-368-A  
Property: 3306 Garnet Road

Dear Mr. and Mrs. Wasilewski:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
encl.



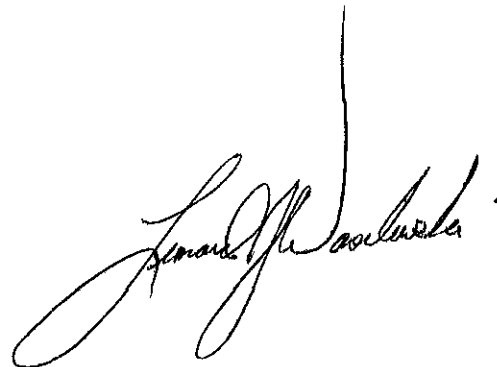
95-368-A

#### HARDSHIP/PRACTICAL DIFFICULTY

In the summer of 1992 I completed an 8x10' shed that is sitting on and attached to a concrete pad in my rear yard. It was placed 30 inches from the fence that bounds my property and the property owned by Mary Hohenberger.

On Tuesday, October 25, 1994 Ms. Hohenberger had her property surveyed and to my dismay the fence was located inside her property line, which means my accessory structure is actually less than two and one-half feet from the property line.

Moving the shed over to comply with the zoning regulations would be difficult, costly, and could possibly damage the structure. Therefore, I am requesting a variance to legalize my use.



ITEM # 372

95-368-A

WITNESSE That in consideration of the sum \$ 54,000.00

and other valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey and assign unto the said Grantees, as joint tenants, and not as tenants in common, their assigns, and unto the the survivors and suvivor of them, and the survivors' personal representatives and assigns, all that lot(s) of ground situate in the Fourteenth Election District of Baltimore County in the State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE SAME on the northeast side of Garnet Road, as laid out 60 feet wide, at the distance of 367.00 feet measured northwesterly from the intersection of the extension of the northeast side of Garnet Road and the northwest side of Everall Avenue, as laid out 50 feet wide, and shown on subdivision Plan of Parkview, recorded among the Land Records of Baltimore County in Plat Book G.L.B. No. 17 folios 20 and 21, said point of beginning being at the dividing line between Lots Nos. 17 and 18, Block F, as shown on said Plat; and running thence and binding on the northeast side of Garnet Road, and referring the courses on this description to the True Meridian, as established in the Baltimore County Metropolitan District, north 69 degrees 21 minutes 30 seconds west 60.00 feet to the dividing line between Lots Nos. 18 and 19, Block F, as shown on said Plat; thence with said dividing line north 23 degrees 02 minutes 30 seconds east 132.48 feet to the end thereof; thence south 61 degrees 19 minutes 30 seconds east 55.00 feet to the dividing line between Lots Nos. 17 and 18, herein referred to and thence with said dividing line south 20 degrees 38 minutes 30 seconds west 124.68 feet to the place of beginning. Being Known as Lot No. 18, Block F of Parkview. The improvements thereon being known as No. 3306 Garnet Road.

BEING the same property described in an Assignment dated May 29, 1973 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 5363 folio 574 from Linda K. Burkhardt to the parties of the first part and by Deed dated July 18, 1975 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 5550 folio 540 from Maryland National Bank to the parties of the first part herein.

0511\*\*\*\* 223609E22 6L-S- NY  
0507\*\*\*\* 223610E22 6L-S- NY  
05912\*\*\*\* 223611E22 6L-S- NY  
0576h\*\*\*\* 223612E22 6L-S- NY

ITEM # 372

8.1.0.00

**EXAMPLE 3 - Zoning Description**

- 3 copies

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR #3306 GARNET RD.  
(address)

Beginning at a point on the NORTH side of \_\_\_\_\_  
(north, south, east or west) (name of \_\_\_\_\_)

GARNET ROAD which is 60 FT.  
street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 228'± EAST of the  
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street AVONDALE RD.  
(name of street)

which is 60 FT. wide. \*Being Lot # 18,  
(number of feet of right-of-way width)

Block F, Section # \_\_\_\_\_ in the subdivision of PARKVIEW  
(name of subdivision)

as recorded in Baltimore County Plat Book # 17, Folio # 19 & 20, containing  
7,296 SQ.FT. Also known as 3306 GARNET RD  
(square feet or acres) (property address)

and located in the 11 Election District, 6 Councilmanic District.

\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber \_\_\_\_\_, Folio \_\_\_\_\_" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87° 12' 13" E. 321.1 ft., S.18° 27' 03" E.87.2 ft., S.62° 19' 00" W. 318 ft., and N.08° 15' 22" W. 80 ft. to the place of beginning.

ITEM # 372

- 
- \_\_\_\_\_ 12. FEATURES: Location of streams, stormwater management systems, drainage pipe systems on or within 50 feet of the property, and the 100-year floodplain, if any. If not in the floodplain, note this on the plan.
  - \_\_\_\_\_ 13. B.O.C.A.: Buildings must meet the building code and fire code requirements with regard to type of construction, windows, setbacks, etc.
  - \_\_\_\_\_ 14. SPECIAL REQUIREMENTS: For special hearings on two-apartment dwellings, floor plans detailing each floor with room sizes and uses are required. For waterfront construction such as piers, ask for a copy of the waterfront construction checklist (available in Room 109).

ALL OF THE ABOVE INFORMATION MUST BE COMPLETE AND ACCURATE OR THE PETITION CANNOT BE ACCEPTED FOR FILING.

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

95-308-A

District 1708 Date of Posting 4/28/95  
Posted for: Variance  
Petitioner: Leonard & Norma Wosi'lewski  
Location of property: 3306 Garnet Rd, N/S  
Location of Signs: Facing road sign on property being zoned  
Remarks: \_\_\_\_\_  
Posted by M. J. Stealy Date of return: 5/5/95  
Signature  
Number of Signs: 1







Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

IFEM # 372

receipt

95-368-A

Account: R-001-6150

Number 372

R.T.

Date 4/20/95

3306 Garnet Rd  
Baltimore Md. 21234

010 — Adm. Variance — \$ 50<sup>00</sup>

080 — Posting Sign — \$ 35<sup>00</sup>

Total — \$ 85<sup>00</sup>

WILLIAMSON

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APR 21 1995

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

A handwritten signature in cursive script, reading "Arnold Jablon".

ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 372

Petitioner: \_\_\_\_\_

Location: \_\_\_\_\_

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Leonard Wasilewski

ADDRESS: 3306 Greenet Rd

Baltimore Md 21234

PHONE NUMBER: 887 5681

AJ:ggs

MICROFILMED

(Revised 04/09/93)

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

April 28, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-368-A (Item 372)  
3306 Garnet Road  
N/S Garnet Road, 228' +/- E of c/l Avondale Road  
11th Election District - 6th Councilmanic  
Legal Owner(s): Leonard A. Wasilewski and Norma E. Wasilewski

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before April 30, 1995. The closing date (May 15, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: Leonard and Norma Wasilewski



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

May 11, 1995

Mr. and Mrs. Leonard Wasilewski  
3306 Garnet Road  
Baltimore, Maryland 21234

RE: Item No.: 372  
Case No.: 95-368-A  
Petitioner: L. Wasilewski, et ux

Dear Mr. and Mrs. Wasilewski:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on April 20, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Director  
Office of Planning and Zoning

DATE: May 4, 1995

SUBJECT: Variance Requests

INFORMATION:

Item Numbers: 362, 363, 364, 367, 372, 374, 380 and 383.

SUMMARY OF RECOMMENDATIONS:

While staff does not oppose the requested Variances, it is clear that the petitioners will need to satisfy the burden imposed upon them to prove practical difficulty and/or unreasonable hardship to justify the granting of the subject Variances.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Gary L. Kerns*

PK/JL

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**Maryland Department of Transportation**  
**State Highway Administration**

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

5-2-95

Ms. Joyce Watson  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: 372 (RT)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*

*for*

Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 05/05/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP 1105

RE: Property Owners: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF MAY 1, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 362, 363, 364, 365, 366, 367, 369, 370, 371, 372, 373, 373, 375, 376 and 377.

**RECEIVED**  
MAY 8 1995  
**ZADM**

REVIEWER: LT. ROBERT P. GOUERWALD  
Fire Marshal's Office, PHONE 887 4481, MS 1102F

cc: File



RWB:SW



# **PETITION PROBLEMS AGENDA OF MAY 1, 1995**

**#363 --- RT**

1. No signature for contract purchaser.

**#366 --- MJK**

1. Need authorization for person signing for legal owner.
2. Need authorization for person signing for contract purchaser.
3. Why isn't "Franklin Avenue" (property location) mentioned in the description?

**#367 --- JCM**

1. Folder not marked critical.

**#372 --- RT**

1. Only one legal owner signature on back of petition form.

**#376 --- RT**

1. Folder not marked critical.

**#377 --- RT**

1. Folder not marked critical.



JB

## County Council of Baltimore County

Court House, Towson, Maryland 21204

(410) 887-3196

Fax (410) 887-5791

Stephen G. Samuel Moxley  
FIRST DISTRICT

Kevin Kamenetz  
SECOND DISTRICT

T. Bryan McIntire  
THIRD DISTRICT

Douglas B. Riley  
FOURTH DISTRICT

Vincent J. Gardina  
FIFTH DISTRICT

Joseph Bartenfelder  
SIXTH DISTRICT

Louis L. DePazzo  
SEVENTH DISTRICT

Thomas J. Peddicord, Jr.  
LEGISLATIVE COUNSEL  
SECRETARY

March 7, 1995

Mr. Merreen E. Kelly, Administrative Officer  
Administrative Office  
Old Courthouse - Mezzanine  
Towson, Maryland 21204

Re: Resolutions 8-95, 9-95,  
10-95 and 12-95

Dear Mr. Kelly:

Attached for your information are copies of the following  
Resolutions:

Resolution 8-95, sponsored by Councilman DePazzo  
Resolution 9-95, sponsored by Councilman DePazzo  
Resolution 10-95, sponsored by Councilman Bartenfelder  
Resolution 12-95, sponsored by Councilman DePazzo

These resolutions will be considered at the March 20 Council  
meeting.

Very truly yours,

A handwritten signature in cursive script, reading "Thomas J. Peddicord, Jr.", is written over the typed name.

Thomas J. Peddicord, Jr.  
Legislative Counsel/Secretary

TJP:ml

Attach.

cc: The Honorable Louis L. DePazzo  
The Honorable Joseph Bartenfelder  
Mr. Patrick H. Roddy

KELLYRES.MTG/DAPTJP

ITEM # 372



*file  
1006*

## County Council of Baltimore County

Court House, Towson, Maryland 21204

(410) 887-3196

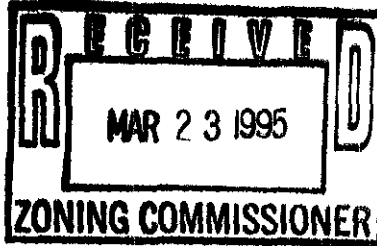
Fax (410) 887-5791

Stephen G. Samuel Moxley  
FIRST DISTRICT

Kevin Kamenetz  
SECOND DISTRICT

T. Bryan McIntire  
THIRD DISTRICT

Douglas B. Riley  
FOURTH DISTRICT



Vincent J. Gardina  
FIFTH DISTRICT

Joseph Bartenfelder  
SIXTH DISTRICT

Louis L. DePazzo  
SEVENTH DISTRICT

Thomas J. Peddicord, Jr.  
LEGISLATIVE COUNSEL  
SECRETARY

March 22, 1995

Mr. Lawrence E. Schmidt  
Zoning Commissioner  
Court House  
Towson, Maryland 21204

Dear Mr. Schmidt:

Attached please find a copy of Resolution 10-95 concerning the public disclosure of Leonard Wasilewski. Mr. Wasilewski, an employee of the Office of Zoning Administration and Development Management has applied for a zoning variance with respect to the location of a shed in the rear yard of his home located at 3306 Garnet Road.

This Resolution was unanimously approved by the County Council at its March 20, 1995 meeting and is being forwarded to you for appropriate action.

Sincerely,

*Thomas J. Peddicord, Jr.*

Thomas J. Peddicord, Jr.  
Legislative Counsel/Secretary

TJP:dp  
Enclosure

cc: Mr. Leonard Wasilewski

MICROFILMED

ITEM # 312

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
LEGISLATIVE SESSION 1995, LEGISLATIVE DAY NO. 6  
RESOLUTION NO. 10-95

---

MR. JOSEPH BARTENFELDER, COUNCILMAN

---

BY THE COUNTY COUNCIL, MARCH 20, 1995

---

A RESOLUTION concerning the public disclosure of Leonard Wasilewski, an employee of the Baltimore County Office of Zoning Administration and Development Management.

WHEREAS, Leonard Wasilewski, an employee of Baltimore County, has applied for a zoning variance with respect to the location of a shed in the rear yard of his home located at 3306 Garnet Road, Baltimore, Maryland 21234; and

WHEREAS, this Resolution is intended to provide full disclosure under Section 26-3(e) of the Baltimore County Code.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the application for a variance filed by Leonard Wasilewski does not contravene the public welfare and is hereby authorized.

R01095/RES95

ITEM #372

APPROVED

January 11, 1995

The Honorable Joseph Bartenfelder  
County Council Office  
Old Court House  
400 Washington Avenue  
Towson, Maryland 21204

Dear Councilman Bartenfelder:

It appears I need your help in order to petition the council to allow me to apply for a variance.

Two summers ago, I built an 8X10 shed in my rear yard at 3306 Garnet Road, Baltimore, Maryland 21234. It was placed 30 inches from the fence that bounds my property and the property owned by Mary Hohenberger at 3304 Garnet Road.

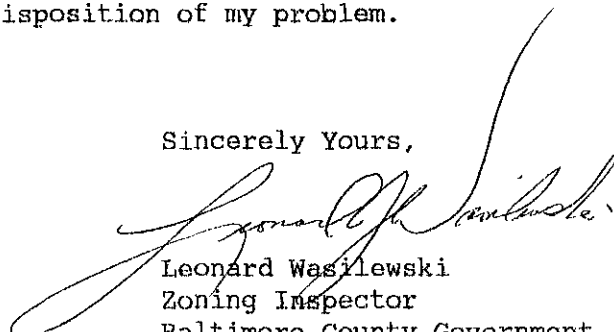
On Tuesday, October 25, 1994, Ms. Hohenberger had her property surveyed and to my dismay the fence was located approximately six to eight inches inside her property line, which means my accessory structure is actually less than two and one-half feet from the property line.

Since this is a zoning violation, I feel, as a zoning inspector, it is necessary to rectify this situation as soon as possible.

My neighbor has no problem with the placement of my shed. Therefore, I am requesting a resolution before the council to allow me to apply for a variance, and legalize my use.

Thank you for helping me in this matter. I am looking forward to hearing from you as to the disposition of my problem.

Sincerely Yours,



Leonard Wasilewski  
Zoning Inspector  
Baltimore County Government  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
887-3351

MICROFILMED

ITEM # 372

October 28, 1994

The Honorable Doanld C. Mason  
County Council Office  
Old Court House  
400 Washington Avenue  
Towson, Maryland 21204

Dear Mr. Mason:

It appears I need your help in order to petition the council to allow me to apply for a variance.

Two summers ago, I built an 8x10 shed in my rear yard at 3306 Garnet Road, Baltimore, Maryland 21234. It was placed 30 inches from the fence that bounds my property and the property owned by Mary Hohenberger at 3304 Garnet Road.

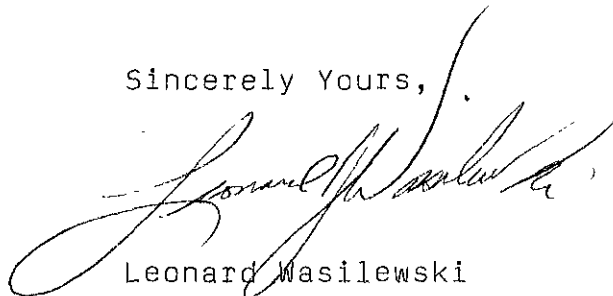
On Tuesday, October 25, 1994, Ms. Hohenberger had her property surveyed and to my dismay the fence was located approximately six to eight inches inside her property line, which means that my accessory structure is actually less than two and one-half feet from the property line.

Since this is a zoning violation, I feel, as a zoning inspector, it is necessary to rectify this situation as soon as possible.

My neighbor has no problem with the placement of my shed. Therefore, I am requesting a resolution before the council to allow me to apply for a variance, and legalize my use.

Thank you for helping me in this matter. I am looking forward to hearing from you as to the disposition of my problem.

Sincerely Yours,



Leonard Wasilewski

11/16/94 372

AVONDALE

(UNIMPROVED)

RD.



This is to certify that I have located the improvements on the lots shown hereon, and said improvements are entirely within the boundary lines of said land.

*Albert E. Pomeroy*  
Surveyor. m.

(NOTE: This plat not to be used for physical location of property lines.)

Plat showing lots Nos. 16 to 21, inclusive, Block "F" as shown on Subdivision Plan of Parkview, recorded among the Land Records of Baltimore County in Plat Book N.L.1. At. 17, folios 19 and 20, the improvements thereon being known as Nos. 3300 to 3310, inclusive, Garnet Road.

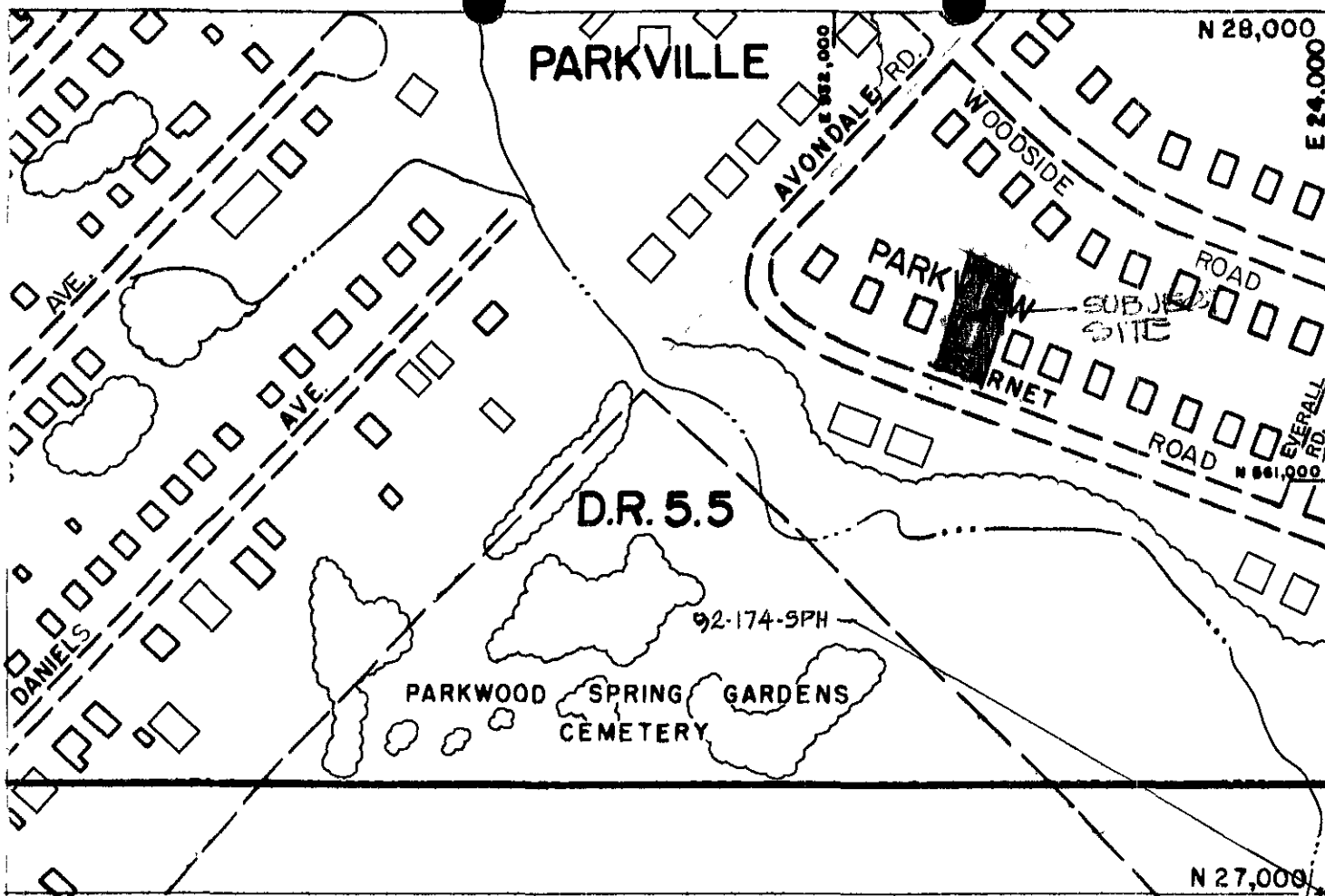
ALBERT E. POMEROY  
SURVEYOR & CIVIL ENGINEER

833 1/2 Avenue, Baltimore 1, Md.  
Scale: 1" = 50' Issued: 5-19-53.

Drawn by L.E.M.  
Checked by H.G.N.  
Date May 20, 1953

MICROFILMED

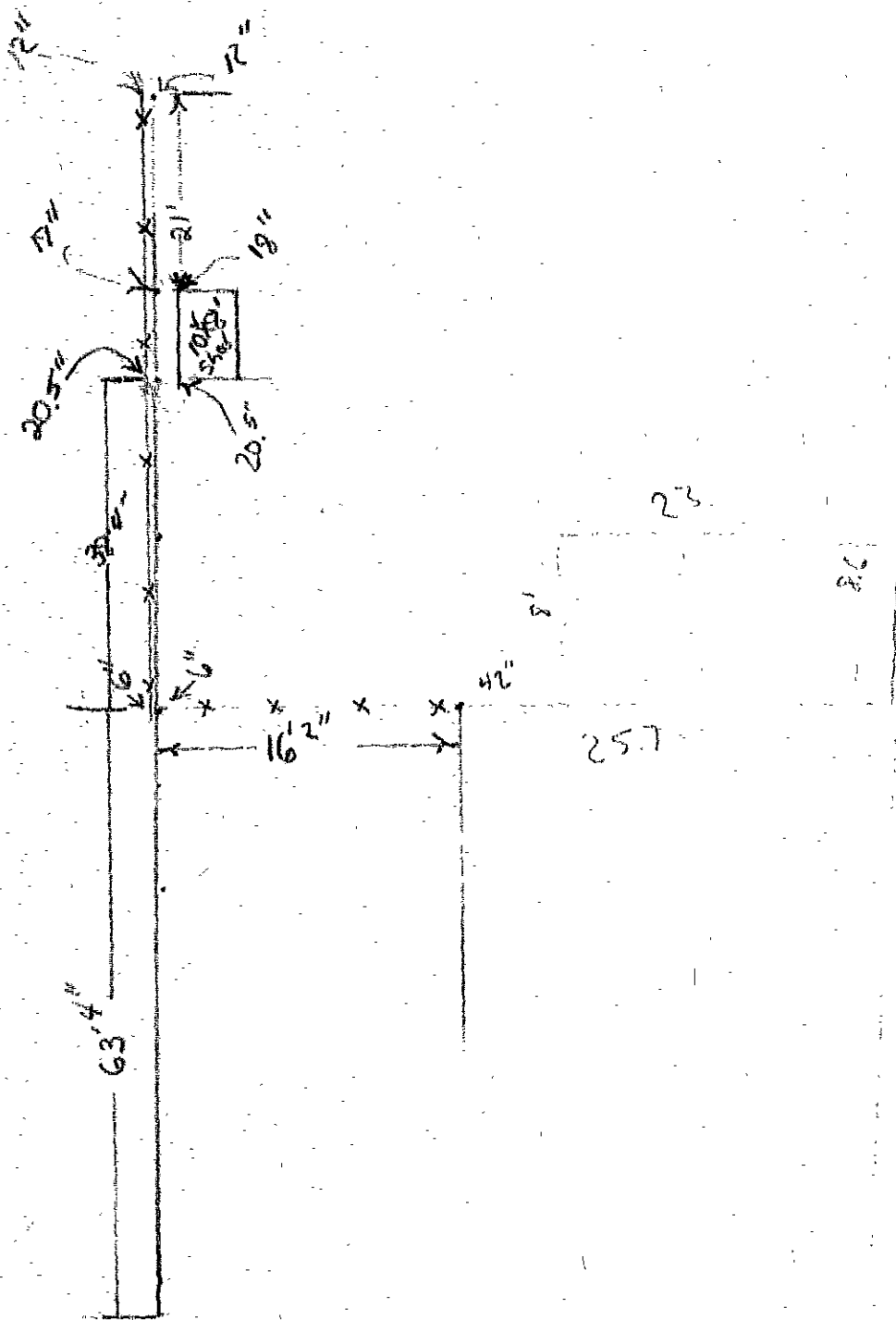
ITEM # 372



NE 7-13

ITEM # 372





ITEM # 372

# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 3326 GARNETT RD.

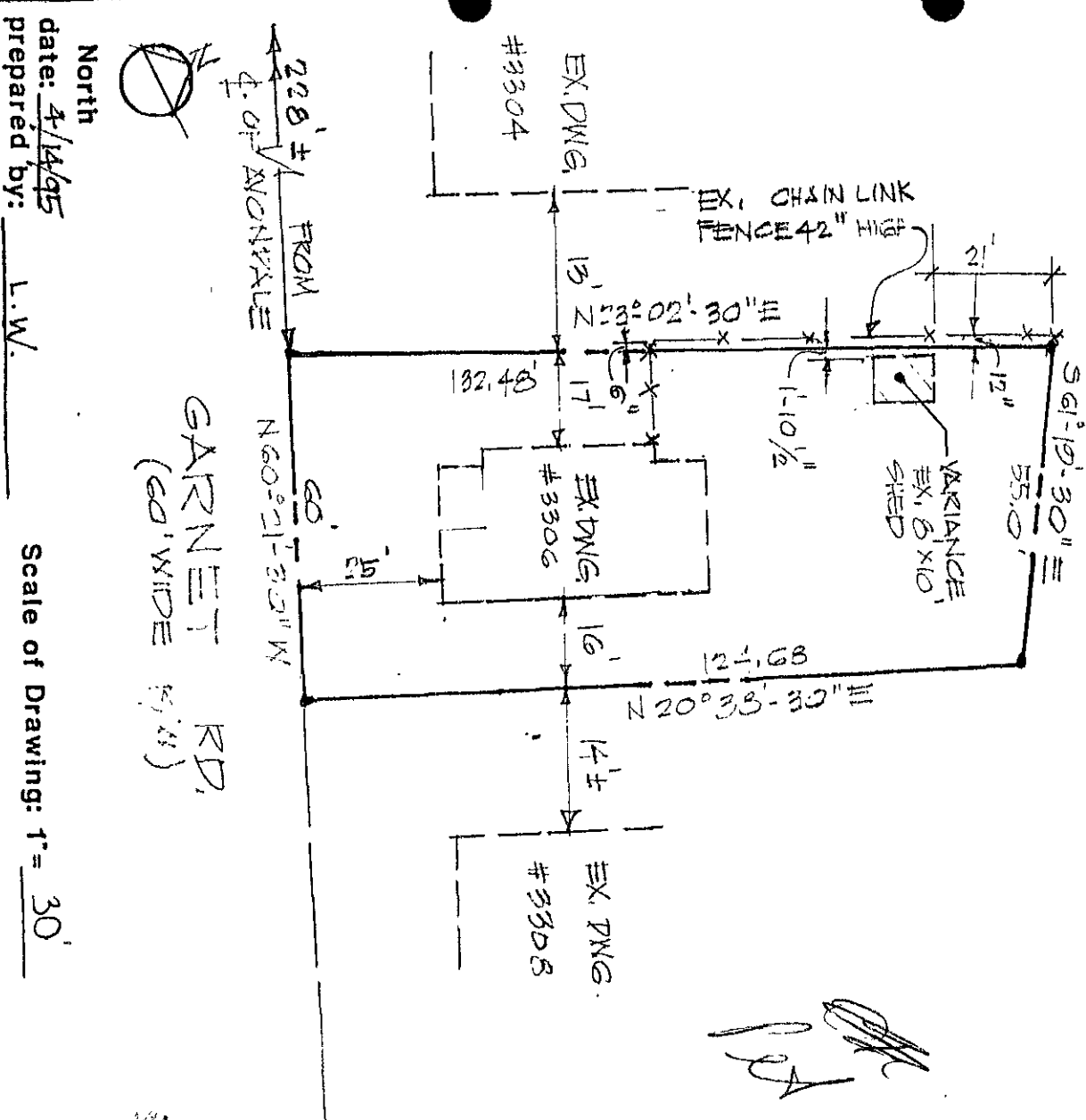
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: PARKVIEW

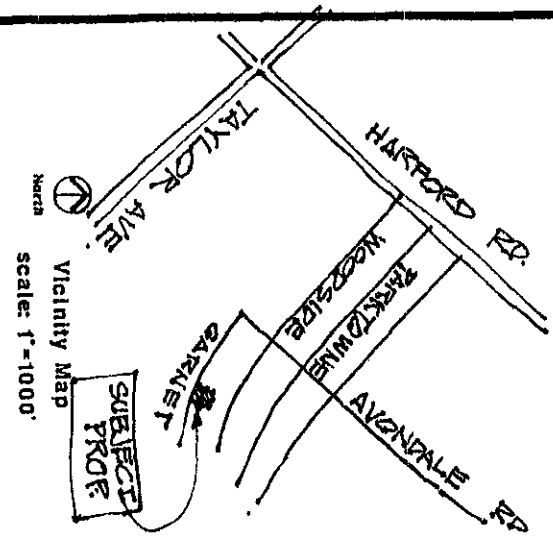
plat book # 17, folio # 18, section # BK 1

95-368-A

OWNER: LEONARD J. WASILEWSKI



*Handwritten signature/initials*



## LOCATION INFORMATION

Election District: 11<sup>th</sup>.

Councilmanic District: 6

1"=200' scale map#: NE 7-D

Zoning: PZ 5.5

Lot size: 7.296 acreage square feet

SEWER: ☒ public ☐ private

WATER: ☒ yes ☐ no

Chesapeake Bay Critical Area:

Prior Zoning Hearings: N/A

## Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

R.T. 372

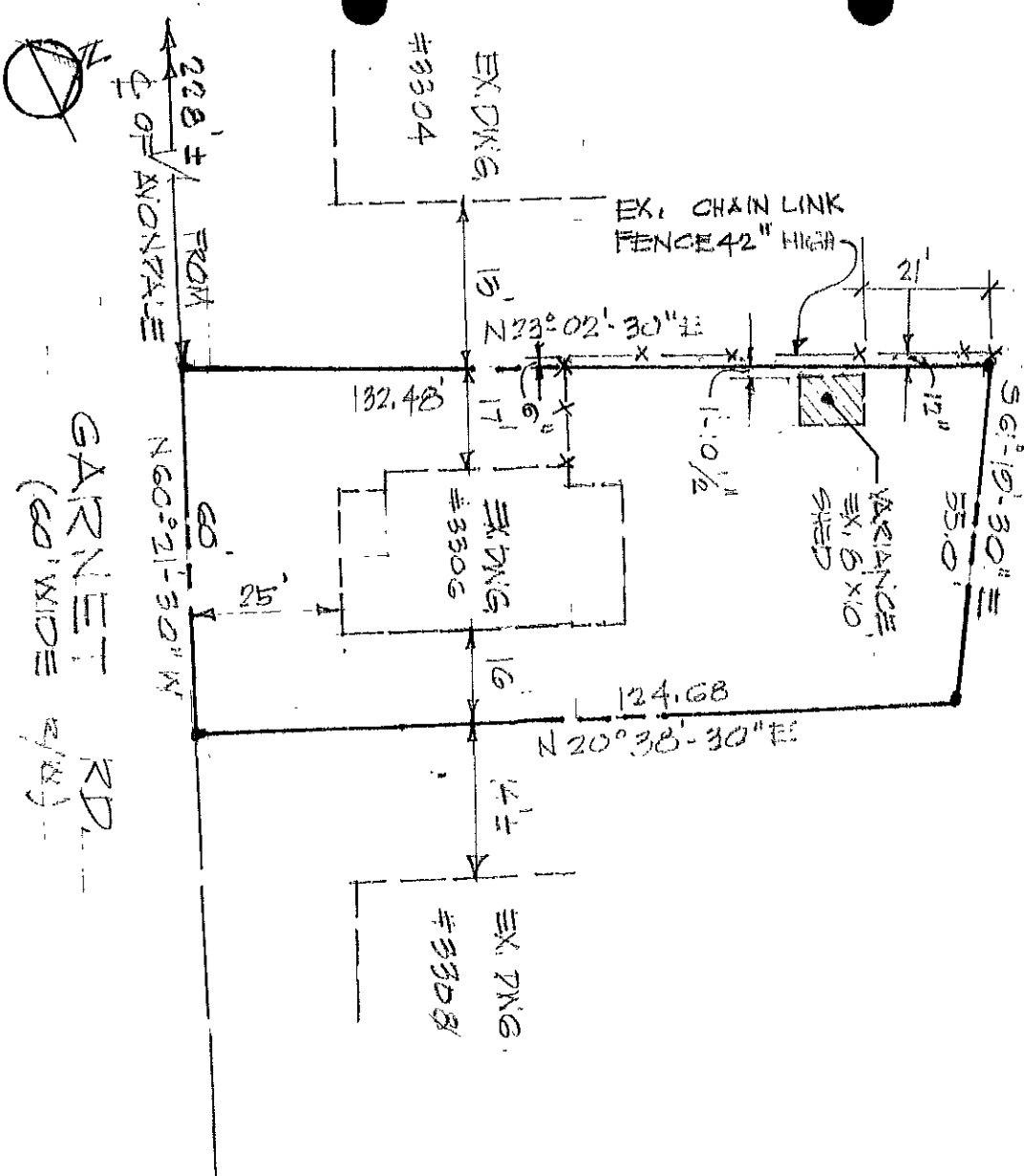
# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 3306 GARNETT RD. See pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: DARBYVIEW

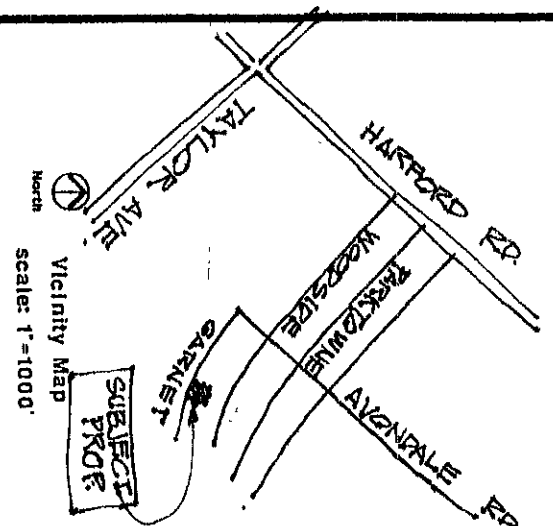
plat book# 17, folio# 18, section# 36 11" 95-368-A

OWNER: LEONARD J. WASILEWSKI



GARNETT RD.  
(60' WIDE)

North  
date: 4/14/95  
prepared by: L.W.  
Scale of Drawing: 1" = 30'



## LOCATION INFORMATION

Election District: 11<sup>th</sup>

Councilmanic District: 6

T=200' scale map#: NE 7-D

Zoning: PR 5.5

Lot size: 7296 square feet

SEWER: ☒ public ☐ private  
WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒  
Prior Zoning Hearings: N/A

## Zoning Office USE ONLY!

reviewed by: ETI ITEM #: 372 CASE#:

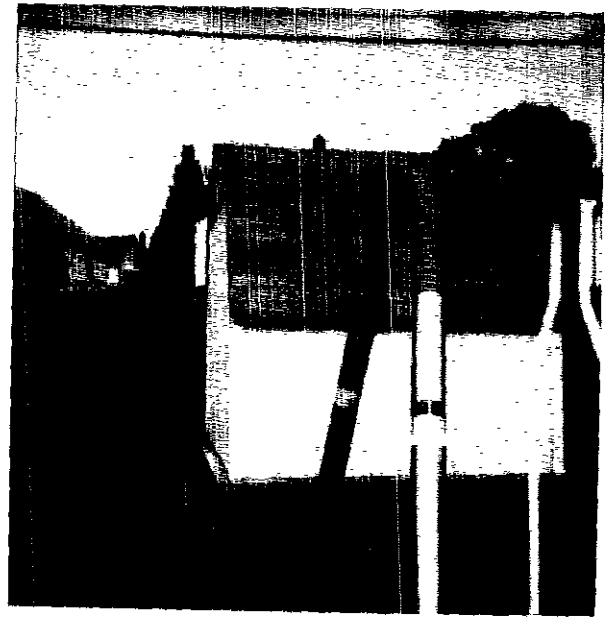
A high-contrast, black and white photograph of a 'ZONING VARIANCE' sign in a yard. The sign is white with black text and is mounted on a wooden post. The background shows a house with a porch and a lawn. The image is heavily stylized with high contrast, making the details appear grainy and dramatic.

3-5



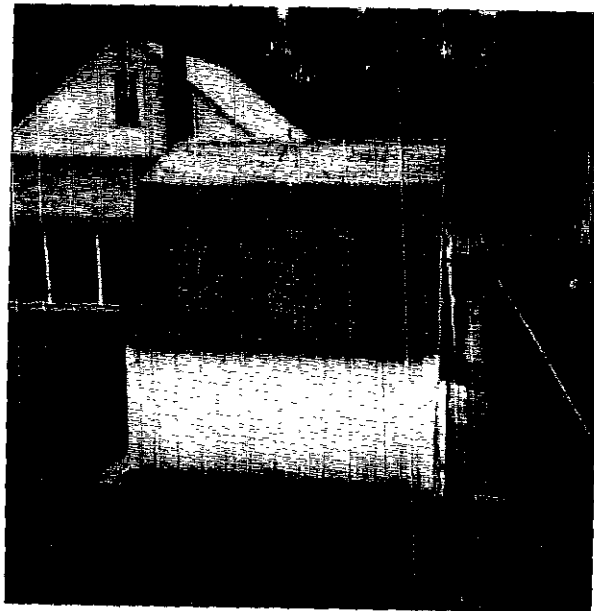
FRONT / SIDE

ITEM # 372



FRONT

ITEM # 372



REAR

ITEM



# Petition for Administrative Variance

95-368-A

## to the Zoning Commissioner of Baltimore County

for the property located at 3306 GARNET Road

which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1

To permit an existing shed to be located 1 foot, 10 $\frac{1}{2}$  inches from the side property line in lieu of the minimum required 2.5 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

See Attached

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s): LEONARD A. WASILEWSKI

NORMA WASILEWSKI

LEONARD J. WASILEWSKI

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: P.T.

DATE: 4/20/95

ESTIMATED POSTING DATE: 4/30/95



Printed with Soybean Ink  
on Recycled Paper

ITEM #: 372

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 3306 GARNET Rd  
address  
Baltimore Maryland 21234  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

See Attached

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]  
(signature)  
Leonard J. Wasilewski  
(type or print name)



\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of April, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Leonard J. Wasilewski

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

April 19, 1995  
date

[Signature]  
NOTARY PUBLIC

My Commission Expires: October 1, 1997





PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 26401

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	ITEM# 312	N.E.
DATE OF PHOTOGRAPHY JANUARY 1986	PARKVILLE MICROFILMED	7-D

95-368-A



IN RE: PETITION FOR RESIDENTIAL  
ZONING VARIANCE  
N/S Garnet Road, 228 ft. +/- of  
c/l of Avondale Road  
3306 Garnet Road  
11th Election District  
6th Councilmanic District  
Leonard J. Wasilewski, et ux  
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Leonard J. Wasilewski and Norman E. Wasilewski, his wife, for that property known as 3306 Garnet Road in the Parkview subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to permit an existing shed to be located 1 ft. 10-1/2 inches from the side property line, in lieu of the minimum required 2.5 ft., as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22nd day of May, 1995 that the Petition for a Zoning Variance from Section 400.1 of the BCZR to permit an existing shed to be located 1 ft. 10-1/2 inches from the side property line, in lieu of the minimum required 2.5 ft., be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmm

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

May 18, 1995

Mr. and Mrs. Leonard A. Wasilewski  
3306 Garnet Road  
Baltimore, Maryland 21234

RE: Petition for Administrative Zoning Variance  
Case No. 95-368-A  
Property: 3306 Garnet Road

Dear Mr. and Mrs. Wasilewski:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner

LES:mmm  
encl.



Petition for Administrative Variance  
to the Zoning Commissioner of Baltimore County  
for the property located at 3306 Garnet Road  
which is presently zoned DR-5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to permit an existing shed to be located 1 foot, 10 1/2 inches from the side property line in lieu of the minimum required 2.5 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

See Attached

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Correct Purchaser/Lessee:  
(Type or Print Name)  
Signature  
Address  
City State Zip  
Attorney for Petitioner  
(Type or Print Name)  
Signature  
Address  
City State Zip  
Name Address and phone number of representative to be contacted

REVIEWED BY: P.T. DATE: 4/20/95  
ESTIMATED POSTING DATE: 4/30/95  
ITEM #: 372

Affidavit in support of  
Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/does not presently reside at 3306 Garnet Rd, Baltimore, Maryland 21234

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty)

See Attached

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18th day of April, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Leonard J. Wasilewski

AS WITNESS my hand and Notarial Seal

April 18, 1995

My Commission Expires: October 4, 1997

95-368-A

HARDSHIP/PRACTICAL DIFFICULTY

In the summer of 1992 I completed an 8x10' shed that is sitting on and attached to a concrete pad in my rear yard. It was placed 30 inches from the fence that bounds my property and the property owned by Mary Hohenberger.

On Tuesday, October 25, 1994 Ms. Hohenberger had her property surveyed and to my dismay the fence was located inside her property line, which means my accessory structure is actually less than two and one-half feet from the property line.

Moving the shed over to comply with the zoning regulations would be difficult, costly, and could possibly damage the structure. Therefore, I am requesting a variance to legalize my use.

ITEM # 372

95-368-A WITNESSE That in consideration of the sum of \$ 54,000.00

and other valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey and assign unto the said Grantees, as joint tenants, and not as tenants in common, their assigns, and unto the survivors and survivor of them, and the survivors' personal representatives and assigns, all that lot(s) of ground situate in the Fourteenth Election District of Baltimore County in the State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE SAME on the northeast side of Garnet Road, as laid out 60 feet wide, at the distance of 367.00 feet measured northwesterly from the intersection of the extension of the northeast side of Garnet Road and the northwest side of Everett Avenue, as laid out 50 feet wide; and shown on subdivision Plan of Parkview, recorded among the Land Records of Baltimore County in Plat Book G.L.B. No. 17 folios 20 and 21, said point of beginning being at the dividing line between Lots Nos. 17 and 18, Block F, as shown on said Plat; and running thence and binding on the northeast side of Garnet Road, and referring the courses on this description to the True Meridian, as established in the Baltimore County Metropolitan District, north 69 degrees 21 minutes 30 seconds west 60.00 feet to the dividing line between Lots Nos. 18 and 19, Block F, as shown on said Plat; thence with said dividing line north 23 degrees 02 minutes 30 seconds east 132.48 feet to the end thereof; thence south 61 degrees 19 minutes 30 seconds east 55.00 feet to the dividing line between Lots Nos. 17 and 18, herein referred to and thence with said dividing line south 20 degrees 38 minutes 30 seconds west 124.48 feet to the place of beginning. Being known as Lot No. 18, Block F of Parkview. The improvements thereon being known as No. 3306 Garnet Road.

BEING the same property described in an Assignment dated May 29, 1973 and recorded among the Land Records of Baltimore County in Liber E.R.K., Jr. No. 3363 folio 574 from Linda K. Burkhardt to the parties of the first part and by Deed dated July 18, 1975 and recorded among the Land Records of Baltimore County in Liber E.R.K., Jr. No. 5550 folio 549 from Maryland National Bank to the parties of the first part hereto.

0711\*\*\* E309E22 64-5-WY  
0702\*\*\* E309E22 64-5-WY  
0712\*\*\* E309E22 64-5-WY  
0714\*\*\* E309E22 64-5-WY

ITEM # 372

Page 1

DOCUMENT CROSS-PLANET'S 8th. E.

EXAMPLE 3 - Zoning Description - 3 copies

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN-THE-BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR #3306 GARNET RD.  
(address)  
Beginning at a point on the NORTH side of (name of street)  
(north, south, east or west) (name of street)  
GARNET ROAD which is 60 FT.  
street on which property fronts (number of feet of right-of-way width)  
wide at the distance of 228'± EAST of the  
(number of feet) (north, south, east or west)  
centerline of the nearest improved intersecting street AVONDALE RD.  
(name of street)  
which is 60 FT. wide. \*Being Lot # 18.  
(number of feet of right-of-way width)  
Block F, Section # in the subdivision of PARKVIEW  
(name of subdivision)  
as recorded in Baltimore County Plat Book #17, Folio #191 containing  
7,296 SQ. FT. Also known as 3306 GARNET RD  
(square feet or acres) (property address)  
and located in the 11 Election District, 6 Councilmanic District.

\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber #, Folio # and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87° 12' 13" E. 321.1 ft., S.18° 27' 03" E. 87.2 ft., S.62° 19' 00" W. 318 ft., and N.08° 15' 22" W. 80 ft. to the place of beginning.

ITEM # 372

CR/RESID (TYPED)  
REVISED 5/16/94



CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Townson, Maryland

District: 11th Date of Posting: 4/28/95  
Posted for: Variance  
Petitioner: Leonard & Norma Wasilewski  
Location of property: 3306 Garnet Rd. N.Y.  
Location of Sign: Along on way on property being zoned  
Remarks: \_\_\_\_\_  
Signed by: [Signature] Date of return: 5/1/95  
Number of Signs: 1



Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Townson, Maryland 21204

Date: 4/20/95

3306 Garnet Rd  
Baltimore, Md. 21234

010 - Adm. Variance - \$ 50.00  
050 - Posting Sign - \$ 5.00  
Total - \$ 55.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Account: R0C1-6190

Number 372  
R.T.

receipt  
75-368-A

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Townson, MD 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES (410) 887-3353

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 372

Petitioner: \_\_\_\_\_

Location: \_\_\_\_\_

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Leonard Wasilewski

ADDRESS: 3306 Garnet Rd  
Baltimore, MD 21234

PHONE NUMBER: 887-5681

AJ:gg8

(Revised 04/09/93)

Printed with Soybean Ink  
on Recycled Paper

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Townson, MD 21204

(410) 887-3353

April 28, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-368-A (Item 372)  
3306 Garnet Road  
N/S Garnet Road, 228' +/- E of c/l Arundale Road  
11th Election District - 6th Councilmanic  
Legal Owner(s): Leonard & Norma E. Wasilewski

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before April 30, 1995. The closing date (May 15, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notices of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

[Signature]  
Arnold Jablon  
Director

cc: Leonard and Norma Wasilewski

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on Recycled Paper

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Townson, MD 21204

(410) 887-3353

May 11, 1995

Mr. and Mrs. Leonard Wasilewski  
3306 Garnet Road  
Baltimore, Maryland 21234

RE: Item No.: 372  
Case No.: 95-368-A  
Petitioner: L. Wasilewski, et ux

Dear Mr. and Mrs. Wasilewski:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on April 20, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,  
W. Carl Richards, Jr.  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management  
FROM: Pat Keller, Director  
Office of Planning and Zoning  
DATE: May 4, 1995  
SUBJECT: Variance Requests  
INFORMATION:  
Item Numbers: 362, 363, 364, 367, 372, 374, 380 and 383.

SUMMARY OF RECOMMENDATIONS:

While staff does not oppose the requested Variances, it is clear that the petitioners will need to satisfy the burden imposed upon them to prove practical difficulty and/or unreasonable hardship to justify the granting of the subject Variances.

Prepared by: Jeffrey M. Day  
Division Chief: Caryl L. Kenna  
PK/JL

ITEM362/PZONE/ZAC1



Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

Ms. Joyce Watson  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Townson, Maryland 21204

Re: Baltimore County  
Item No.: 372 (RT)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

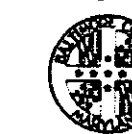
Thank you for the opportunity to review this item.

Very truly yours,

Bob Small  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Townson, MD 21286-5500

(410) 887-4500

DATE: 05/08/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Townson, MD 21204  
MAIL 8707-1100

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF MAY 1, 1995.

Item No.: SEE BELOW Zoning Agenda:

REMARKS:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The Fire Marshal's Office has no comments at this time.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 362, 363, 364, 365, 367, 369, 370, 371, 372, 373, 374, 375, 376 and 377.

RECEIVED  
MAY 8 1995  
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 687-4681, ME-1102F

cc: FILE

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 8, 1995  
Zoning Administration and Development Management  
FROM: Robert W. Bowling, P.E., Chief  
Developers Engineering Section  
RE: Zoning Advisory Committee Meeting  
for May 8, 1995  
Items 362, 363, 364, 366, 367, 369, 372, 373, 374 and 375 and Case No. 95-308-X

The Developers Engineering Section has reviewed the subject zoning item and we have no comments.

RWB:aw



PETITION PROBLEMS  
AGENDA OF MAY 1, 1995

#363 -- RT

1. No signature for contract purchaser.

#366 -- MJK

1. Need authorization for person signing for legal owner.
2. Need authorization for person signing for contract purchaser.
3. Why isn't "Franklin Avenue" (property location) mentioned in the description?

#367 -- JCM

1. Folder not marked critical.

#372 -- RT

1. Only one legal owner signature on back of petition form.

#376 -- RT

1. Folder not marked critical.

#377 -- RT

1. Folder not marked critical.



County Council of Baltimore County

Court House, Towson, Maryland 21204  
(410) 887-3196  
Fax (410) 887-5791

Stephen G. Samuel Moxley  
FIRST DISTRICT  
Kevin Kananetz  
SECOND DISTRICT  
T. Bryan McIntire  
THIRD DISTRICT  
Douglas B. Riley  
FOURTH DISTRICT

Vincent J. Gardina  
FIFTH DISTRICT  
Joseph Bartenfelder  
SIXTH DISTRICT  
Louis L. DePazzo  
SEVENTH DISTRICT  
Thomas J. Peddicord, Jr.  
LEGISLATIVE COUNSEL  
SECRETARY

March 7, 1995

Mr. Merreen E. Kelly, Administrative Officer  
Administrative Office  
Old Courthouse - Mezzanine  
Towson, Maryland 21204

Re: Resolutions 8-95, 9-95,  
10-95 and 12-95

Dear Mr. Kelly:

Attached for your information are copies of the following  
Resolutions:

Resolution 8-95, sponsored by Councilman DePazzo  
Resolution 9-95, sponsored by Councilman DePazzo  
Resolution 10-95, sponsored by Councilman Bartenfelder  
Resolution 12-95, sponsored by Councilman DePazzo

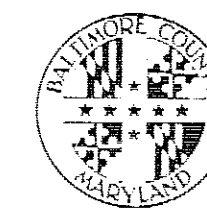
These resolutions will be considered at the March 20 Council  
meeting.

Very truly yours,

Thomas J. Peddicord, Jr.  
Thomas J. Peddicord, Jr.  
Legislative Counsel/Secretary

TJP:ml  
Attach.  
cc: The Honorable Louis L. DePazzo  
The Honorable Joseph Bartenfelder  
Mr. Patrick H. Roddy  
KELLYRES.MIG/DAP/TJP

ITEM # 372



County Council of Baltimore County

Court House, Towson, Maryland 21204  
(410) 887-3196  
Fax (410) 887-5791

Stephen G. Samuel Moxley  
FIRST DISTRICT  
Kevin Kananetz  
SECOND DISTRICT  
T. Bryan McIntire  
THIRD DISTRICT  
Douglas B. Riley  
FOURTH DISTRICT

Vincent J. Gardina  
FIFTH DISTRICT  
Joseph Bartenfelder  
SIXTH DISTRICT  
Louis L. DePazzo  
SEVENTH DISTRICT  
Thomas J. Peddicord, Jr.  
LEGISLATIVE COUNSEL  
SECRETARY

March 22, 1995

Mr. Lawrence E. Schmidt  
Zoning Commissioner  
Court House  
Towson, Maryland 21204

Dear Mr. Schmidt:

Attached please find a copy of Resolution 10-95 concerning the  
public disclosure of Leonard Wasilewski. Mr. Wasilewski, an employee  
of the Office of Zoning Administration and Development Management has  
applied for a zoning variance with respect to the location of a shed in  
the rear yard of his home located at 3306 Garnet Road.

This Resolution was unanimously approved by the County Council  
at its March 20, 1995 meeting and is being forwarded to you for  
appropriate action.

Sincerely,

Thomas J. Peddicord, Jr.  
Thomas J. Peddicord, Jr.  
Legislative Counsel/Secretary

TJP:dp  
Enclosure

cc: Mr. Leonard Wasilewski

ITEM # 372

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND

LEGISLATIVE SESSION 1995, LEGISLATIVE DAY NO. 6

RESOLUTION NO. 10-95

MR. JOSEPH BARTENFELDER, COUNCILMAN

BY THE COUNTY COUNCIL, MARCH 20, 1995

A RESOLUTION concerning the public disclosure of Leonard  
Wasilewski, an employee of the Baltimore County Office of Zoning  
Administration and Development Management.

WHEREAS, Leonard Wasilewski, an employee of Baltimore County,  
has applied for a zoning variance with respect to the location of a  
shed in the rear yard of his home located at 3306 Garnet Road,  
Baltimore, Maryland 21234; and

WHEREAS, this Resolution is intended to provide full disclosure  
under Section 26-3(c) of the Baltimore County Code.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF  
BALTIMORE COUNTY, MARYLAND, that the application for a variance filed  
by Leonard Wasilewski does not contravene the public welfare and is  
hereby authorized.

R01095/RES95

ITEM # 372

January 11, 1995

The Honorable Joseph Bartenfelder  
County Council Office  
Old Court House  
400 Washington Avenue  
Towson, Maryland 21204

Dear Councilman Bartenfelder:

It appears I need your help in order to petition the council to allow  
me to apply for a variance.

Two summers ago, I built an 8x10 shed in my rear yard at 3306 Garnet  
Road, Baltimore, Maryland 21234. It was placed 30 inches from the fence that  
bounds my property and the property owned by Mary Hohenberger at 3304  
Garnet Road.

On Tuesday, October 25, 1994, Ms. Hohenberger had her property  
surveyed and to my dismay the fence was located approximately six to eight  
inches inside her property line, which means my accessory structure is  
actually less than two and one-half feet from the property line.

Since this is a zoning violation, I feel, as a zoning inspector, it is  
necessary to rectify this situation as soon as possible.

My neighbor has no problem with the placement of my shed. Therefore,  
I am requesting a resolution before the council to allow me to apply for a  
variance, and legalize my use.

Thank you for helping me in this matter. I am looking forward to  
hearing from you as to the disposition of my problem.

Sincerely Yours,

Leonard Wasilewski  
Zoning Inspector  
Baltimore County Government  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
887-3351

ITEM # 372

October 28, 1994

The Honorable Donald C. Mason  
County Council Office  
Old Court House  
400 Washington Avenue  
Towson, Maryland 21204

Dear Mr. Mason:

It appears I need your help in order to petition the  
council to allow me to apply for a variance.

Two summers ago, I built an 8x10 shed in my rear yard  
at 3306 Garnet Road, Baltimore, Maryland 21234. It was  
placed 30 inches from the fence that bounds my property and the  
property owned by Mary Hohenberger at 3304 Garnet Road.

On Tuesday, October 25, 1994, Ms. Hohenberger had her  
property surveyed and to my dismay the fence was located  
approximately six to eight inches inside her property line,  
which means that my accessory structure is actually less  
than two and one-half feet from the property line.

Since this is a zoning violation, I feel, as a zoning  
inspector, it is necessary to rectify this situation as  
soon as possible.

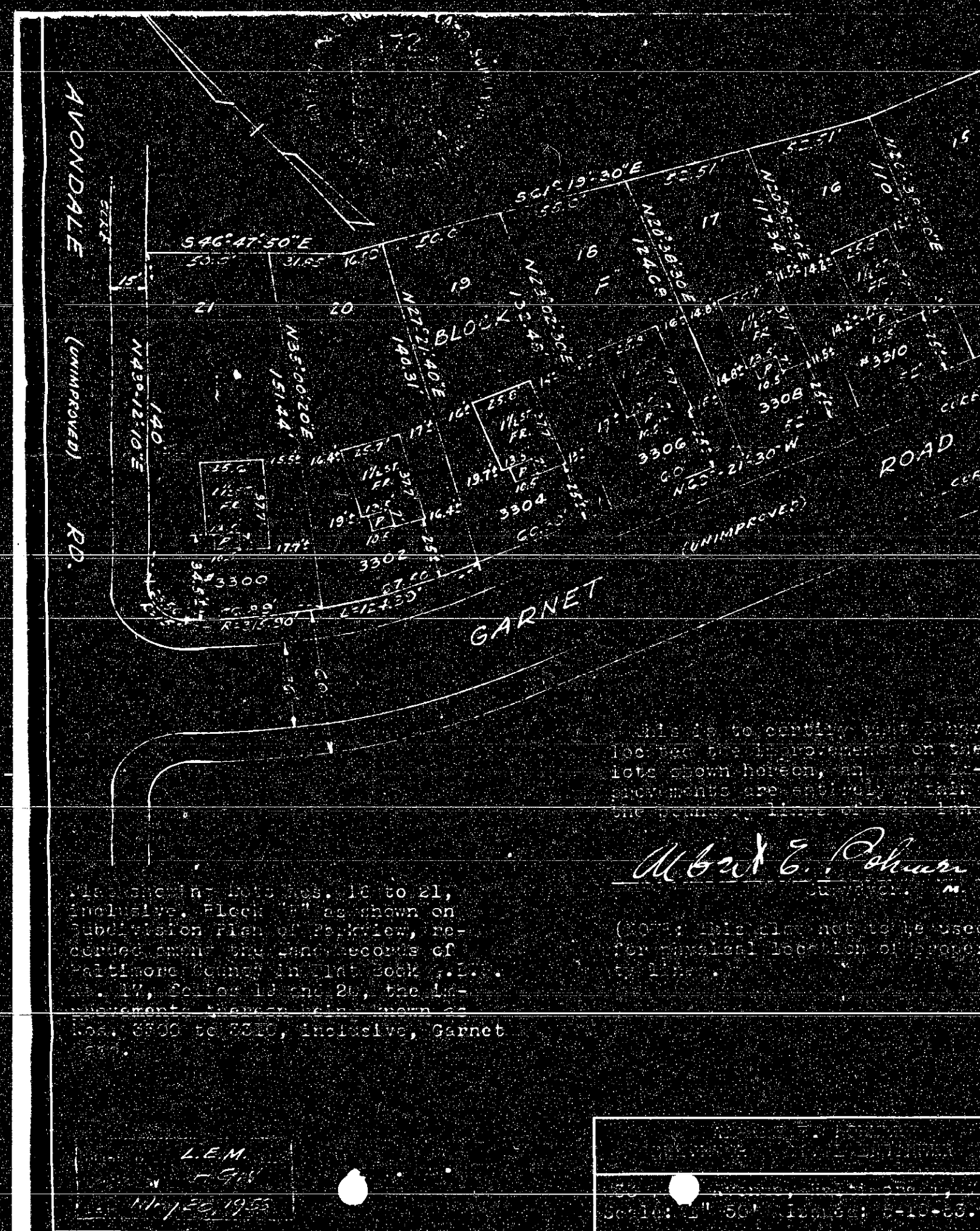
My neighbor has no problem with the placement of my  
shed. Therefore, I am requesting a resolution before the council  
to allow me to apply for a variance, and legalize my use.

Thank you for helping me in this matter. I am looking  
forward to hearing from you as to the disposition of my  
problem.

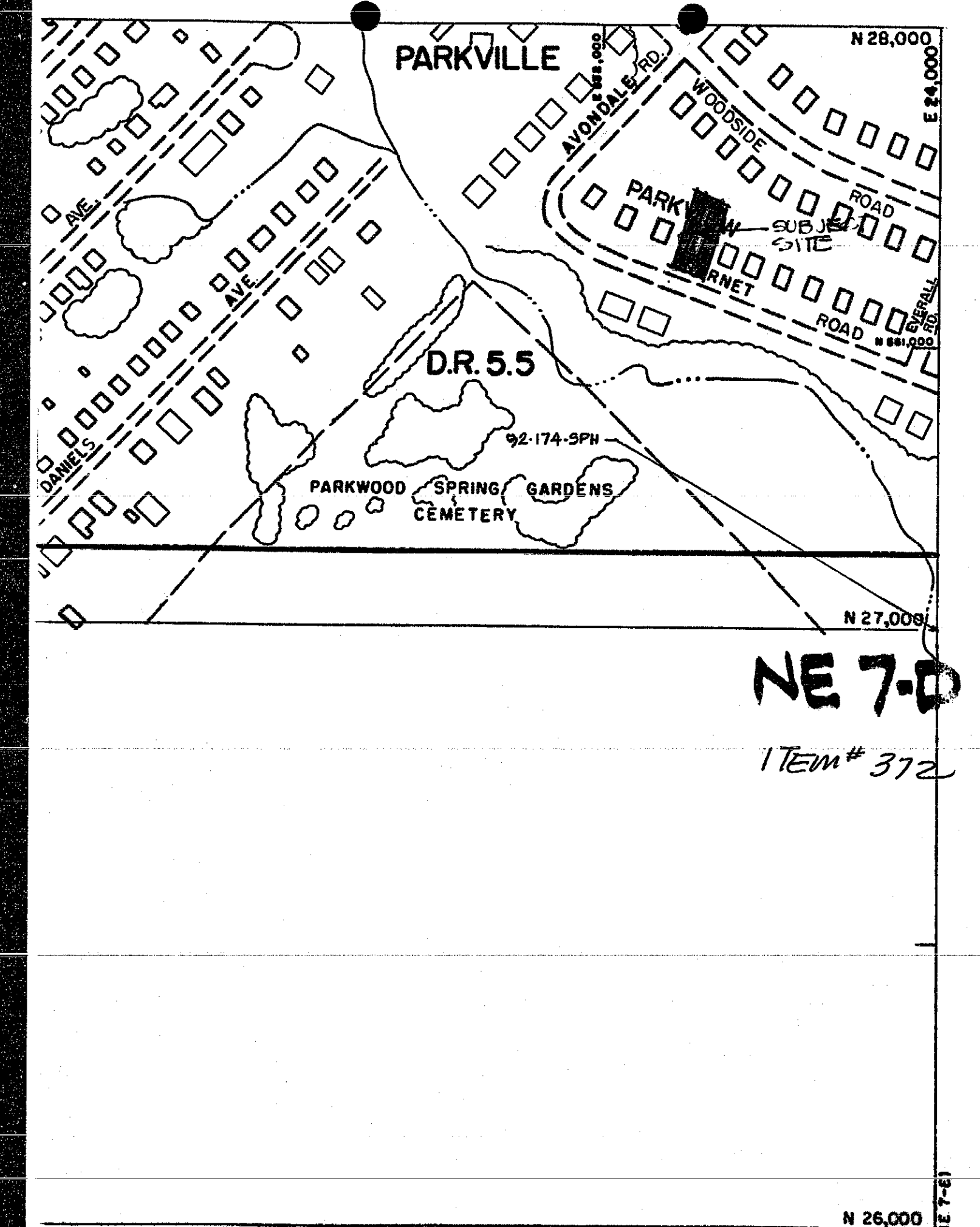
Sincerely Yours,

Leonard Wasilewski

ITEM # 372

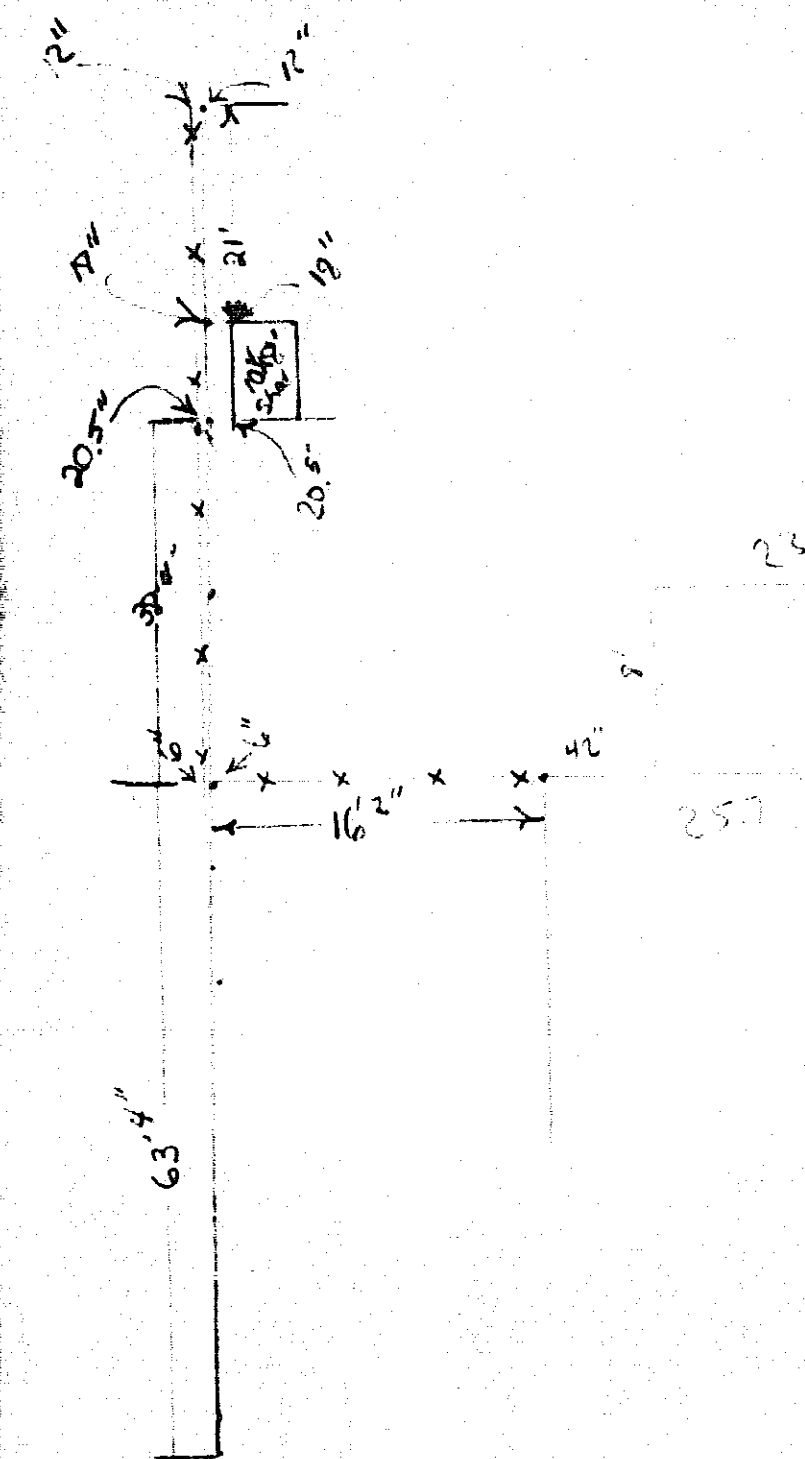


ITEM # 372



ITEM # 372





ITEM #372

**Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing**

PROPERTY ADDRESS: 3306 GARNET RD. see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: PARKVIEW

plat book # 17, folio # 18, section # BK F = " 95-368-A

OWNER: LEONARD J. WASILEWSKI

North  
date: 4/14/95  
prepared by: L.W. Scale of Drawing: 1" = 30'

**LOCATION INFORMATION**

Election District: 11th

Councilmanic District: 6

1"=200' scale map: NE 7-D

Zoning: PR 5.5

Lot size: 1.296 acreage square feet

SEWER: ☒ public ☐ private

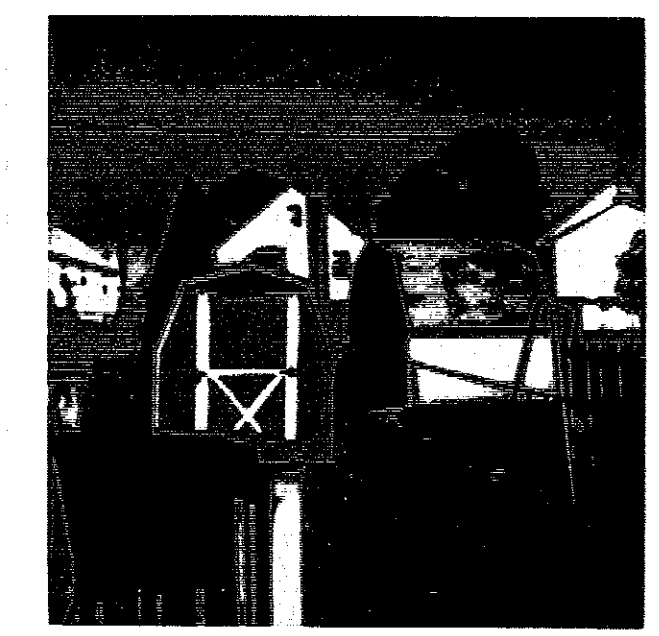
WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings: N/A

**Zoning Office USE ONLY!**

reviewed by: R.T. ITEM #: 372 CASE#:



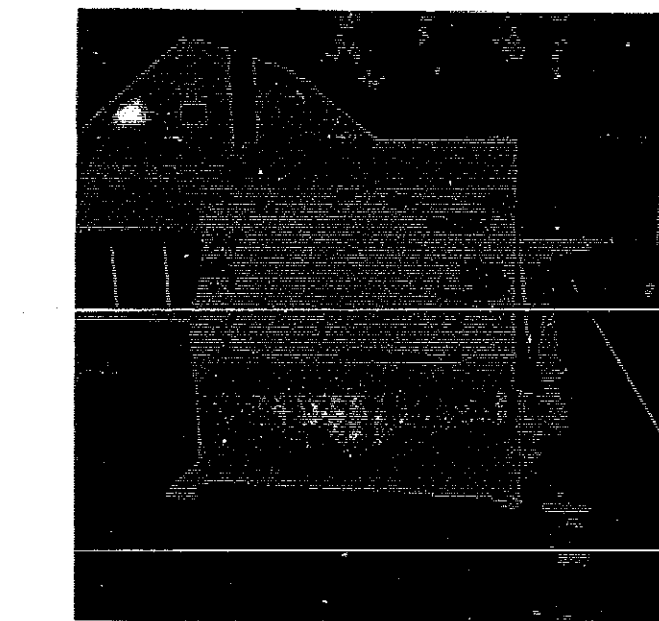
FRONT/SIDE



FRONT

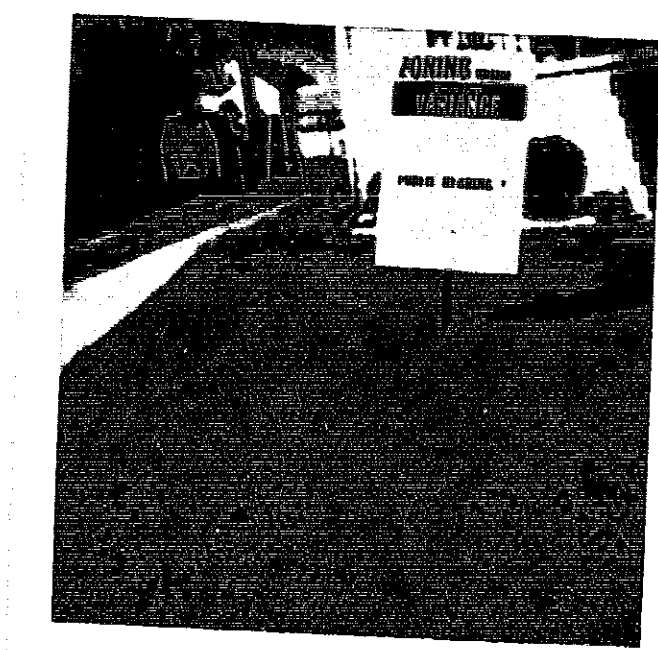
ITEM #372

ITEM #372



REAR

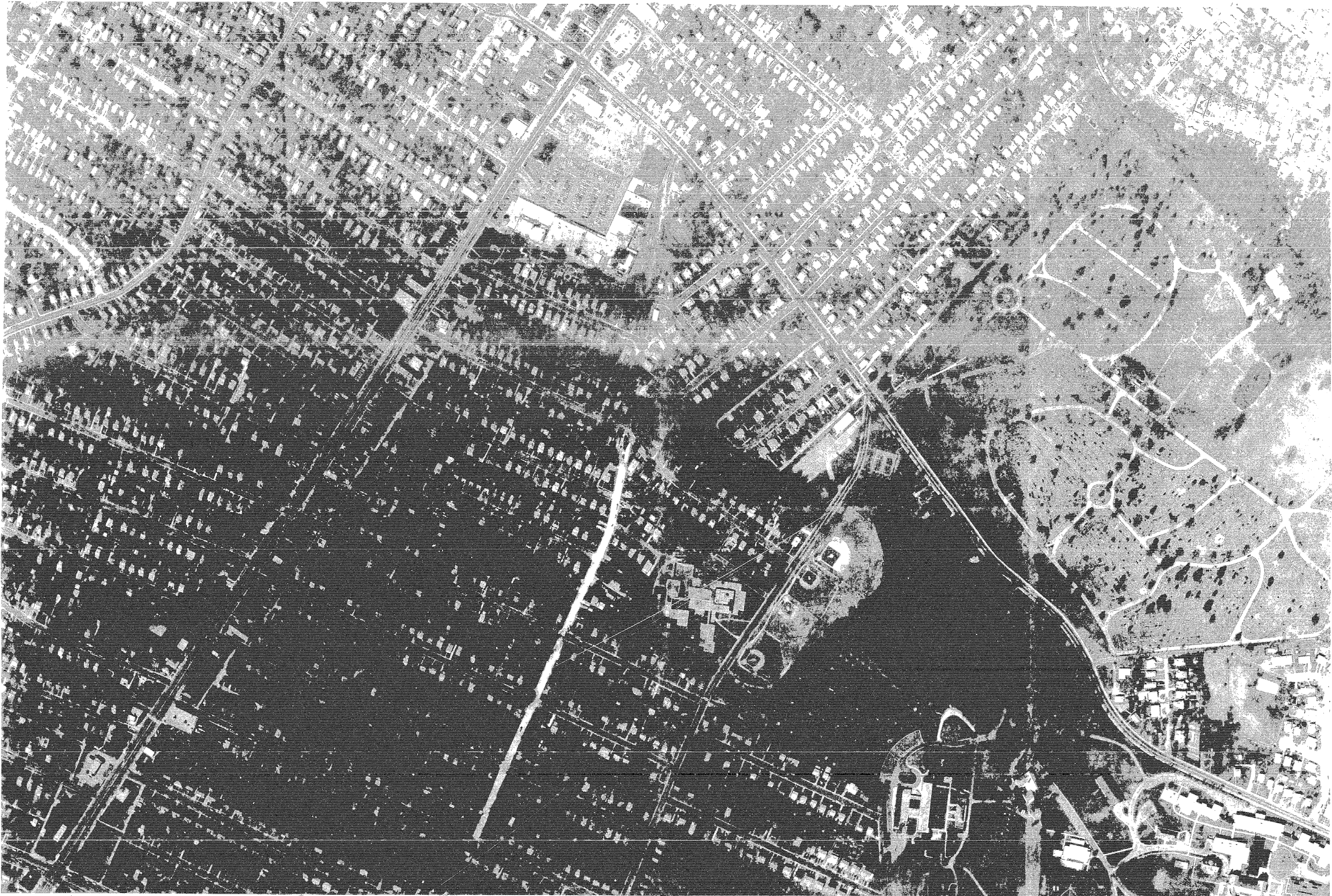
ITEM



368

95-368-A





BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	17E-M# 372	
DATE OF PHOTOGRAPHY	PARKVILLE	N.E. 7-D
JANUARY 1986		

95-368-A